

# LAND PARTITION PLAT NO. 2024-01

A REPLAT OF PARCELS 2 AND 3 OF LAND PARTITION NO. 97-29  
SITUATED IN THE NW1/4 SECTION 25, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE BOUNDARY OF THIS SINGLE PARCEL LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NW1/4 SECTION 25, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 97-29, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1997 IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 1 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS PLAT.

THIS LAND PARTITION CONTAINS 0.58 ACRES, MORE OR LESS.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, PETER R. TEAGUE, TRUSTEE OF THE PETER R. TEAGUE TRUST, U/A/D 9/11/2014 AND PETER R. TEAGUE, TRUSTEE OF THE PETER R. TEAGUE TRUST, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE REPLATTED INTO A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*Peter R. Teague*  
PETER R. TEAGUE, TRUSTEE

## ACKNOWLEDGMENT

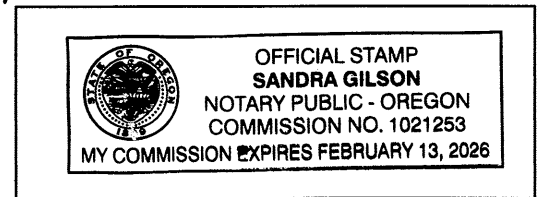
STATE OF OREGON )  
 ) SS

COUNTY OF GRANT )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 29, 2024,  
BY PETER R. TEAGUE

*Sandra Gilson*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 2/13/2026



## REFERENCES

RECORD MAP OF SURVEY NO.'S 199, 1104 & 1314  
LAND PARTITION PLAT NO.'S 97-29 & 98-22  
DEED RECORD INSTRUMENT NO.'S 20152133 & 20231745  
LAND TITLE OF GRANT COUNTY PUBLIC RECORD REPORT NO. 28875

FOUND PIN BEARS  
N.66°23'12"W., 0.94 FT. FROM  
PARCEL CORNER, NOT ACCEPTED  
~ DISTANCE EXAGGERATED ~



## BASIS OF BEARINGS

3[N89°03'48"E 126.28]  
N89°03'48"E 126.37

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC FROM L.P. 97-29
  - ⊙ FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC FROM L.P. 98-22
  - FOUND 5/8" IRON PIN FROM SURVEY NO. 199
  - SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- 1[ ] RECORD BEARING AND DISTANCE: SURVEY NO. 1104  
2[ ] RECORD BEARING AND DISTANCE: SURVEY NO. 1314  
3[ ] RECORD BEARING AND DISTANCE: L.P. 97-29  
4[ ] RECORD BEARING AND DISTANCE: L.P. 98-22  
L.P. LAND PARTITION  
# CORNER MONUMENT REFERENCED IN NARRATIVE

## APPROVALS

APPROVED THIS 27 DAY OF January, 2024.

*Harvey County Surveyor*  
HARVEY COUNTY SURVEYOR

APPROVED THIS 24 DAY OF January, 2024.

*Melissa Deane*  
CITY OF JOHN DAY, MAYOR  
*City Manager*

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Dakota Hill*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 01/29/2024

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29 DAY OF January, 2024 AT 10:55 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2024-01 GRANT COUNTY RECORDS.

*Soleen D. Daulton*  
GRANT COUNTY CLERK - Deputy

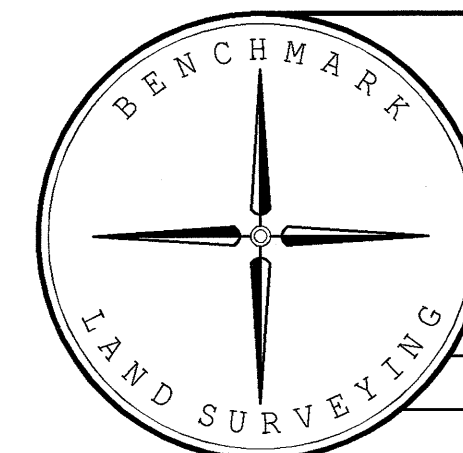
I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Michael C. Springer*  
BENCHMARK LAND SURVEYING

BASIS OF BEARINGS  
LAND PARTITION PLAT NO. 97-29  
AS SHOWN

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JAN 29 2024

By *mt*



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmarkls.com

A REPLAT  
OF PARCELS 2 AND 3 OF LAND PARTITION NO. 97-29  
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CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	PETER R. TEAGUE	
SURVEYED BY	MCS	12/22/2023
SCALE: 1"=20'	DRAWN BY: MCS	

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF PETE TEAGUE, TRUSTEE OF THE PETER R. TEAGUE TRUSTS AND OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 20152133 AND 20231745, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS 2 AND 3 OF LAND PARTITION NO. 97-29 INTO A SINGLE PARCEL.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD SURVEY NUMBERS 199, 1104, 1314 AND LAND PARTITION PLAT NO.'S 97-29 AND 98-22.

I BEGAN THIS SURVEY BY LOCATING PERTINENT RECORD MONUMENTS FROM THE AFOREMENTIONED SURVEYS. UNLESS OTHERWISE NOTED, I ACCEPT THE FOUND PINS SHOWN HEREON. THE RECORD PINS ALONG THE WEST LINE OF PARCEL 2, L.P. 97-29 WERE DESTROYED BY EARTH MOVING ACTIVITIES. I SEARCHED FOR BUT WAS UNABLE TO RECOVER THE RECORD PINS AT THE CORNERS 4, 5 AND 8. I HAD LOCATED THESE PINS FOR A PRIOR SURVEY AND THE ELEVATION DIFFERENCE BETWEEN THE RECORD LOCATION AND THE EXISTING GROUND IS NOW BETWEEN 2-5 FEET. AT CORNER 7, I FOUND A 5/8" IRON PIN WITH A RED PLASTIC CAP. THIS PIN IS OUT OF POSITION BY NEARLY ONE FOOT, AS SHOWN. I HAVE NO EXPLANATION FOR THE CURRENT LOCATION OF THIS PIN AND IT IS NOT ACCEPTED AS THE PARCEL CORNER.

I REESTABLISH THE CORNERS OF THE SUBJECT PROPERTY AS FOLLOWS: CORNER 1 IS CALCULATED BY BEARING-BEARING INTERSECTION FROM THE FOUND PINS ON THE SOUTH LINE AND THE FOUND PIN FROM SURVEY NO. 199. CORNER 2 IS PLACED AT RECORD BEARING AND DISTANCE FROM THE FOUND PIN AT THE NORTHWEST CORNER OF PARCEL 2, L.P. 98-22. CORNER 3 IS PLACED AT RECORD BEARING AND DISTANCE FROM PREVIOUSLY ESTABLISHED CORNER 2. CORNER 4 IS CALCULATED BY A BEARING-BEARING INTERSECTION FROM THE SOUTHWEST AND NORTHEAST CORNERS OF PARCEL 2, L.P. 98-22. CORNER 5 IS PLACED AT RECORD BEARING AND DISTANCE FROM CORNER 4. CORNER 6 IS SET AT RECORD BEARING AND DISTANCE FROM THE FOUND PIN AT THE SOUTHEAST PARCEL CORNER. CORNER 7 IS SET BY BEARING-BEARING INTERSECTION FROM THE NEAREST PINS TO THE WEST AND SOUTH. GOD BLESS AMERICA.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael C. Springer*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2024

